

CHAPTER 23

OFFICE,

PROFESSIONAL (OP) ZONE

11-23-010	Purpose.
11-23-020	Minimum District Size.
11-23-030	Permitted Uses.
11-23-040	Conditional Uses.
11-23-050	Conceptual Plan and Site Plan Review.
11-23-060	Minimum Lot and Setback Standards.
11-23-070	Height Standards.
11-23-080	Design Standards.

11-23-010 Purpose.

The purpose of this zone is to provide areas for neighborhood-scale, planned professional office development which will be compatible with nearby residential areas and will promote a quiet, clean environment. Development in this zone will emphasize a high level of architectural and landscape excellence. These zone districts will generally be established along collector and arterial streets. The intent is to create an attractive professional office environment that will complement surrounding land uses and is compatible with the Community's character.

11-23-020 Minimum District Size.

The minimum district size of an OP zone shall be five (5) acres.

11-23-030 Permitted Uses.

The following are permitted uses in the OP Zone after a conceptual development plan has been approved as provided in this Chapter (Section 11-07-104). No other permitted uses are allowed, except as provided by Section 11-4-105(6):

- (a) Medical and dental offices not including the manufacture of pharmaceutical or other medical/health/dental products for general sale or distribution;
- (b) Administrative and executive offices;
- (c) Professional offices for lawyers, engineers and architects;
- (d) Financial planning offices, investment, planning offices, real estate, insurance and other general business offices (excluding those with drive-up service windows); and
- (e) Marriage and family counseling services.

11-23-040 Conditional Uses.

The following are conditional uses in the OP zone. No other conditional uses are allowed, except as provided by Section 11-4-105(6):

(a) Any development which includes multiple buildings or is proposed on a site which is over one (1) acre in size;

(b) Public and private utility service administration offices (limited to offices only--no onsite equipment parking, storage, maintenance or repair).

11-23-050 Conceptual Plan and Site Plan Review.

(a) When a development will include multiple buildings or is proposed on a site which is over one (1) acre in size, an overall conceptual development plan, encompassing the entire site, shall be submitted to the Planning Commission for conditional use and site development review. The intent of this requirement is to commit the developer to a general plan within which individual businesses can be placed. Once approved, any material change to the conceptual plan shall require the approval of the Planning Commission. A material change shall be interpreted as any change which substantially alters the original plan and/or has the potential of causing a significant impact beyond the site.

(b) The conceptual development plan shall include the following specific information and shall also comply with all other applicable standards contained in Chapter 7 of this Title (Site Development Standards). At a minimum, the plan shall:

- (1) Indicate the location of existing streets and, if applicable, the proposed street layout for the entire development;
- (2) Identify the general location of building pads and the height of all proposed buildings and structures;
- (3) Identify the general location and extent of existing and proposed parking areas (Chapter 32 of this Title) ;
- (4) Include a conceptual landscape plan showing the general location, density and size of trees, shrubs and ground cover;
- (5) Identify proposed phasing of the project (if any);
- (6) Illustrate the architectural design of buildings including type of materials, colors, and any proposed signs (Chapter 15 of this Title) and outdoor lighting;
- (7) Illustrate the relationship of the proposed development to surrounding uses.

11-23-060 Minimum Lot and Setback Standards.

(a) Setback from Streets: The minimum setback from public or private streets shall be twenty (20) feet for buildings or structures twenty (20) feet or less in height. Buildings or structures over twenty (20) feet in height shall be setback an additional foot for each foot of height over twenty (20) feet. Parking lots shall not be permitted within the minimum required street setback(s).

(b) Side and rear setbacks: Unless abutting a residential district, the minimum side and rear setbacks from property lines shall be twenty (20) feet for buildings and structures twenty (20) feet or less in height. Buildings or structures over twenty (20) feet in height shall be setback an additional foot for each foot of height over twenty (20) feet. If the area of the side or rear setback is

used for parking or as a service area, a landscaped strip, not less than ten (10) feet in width shall be maintained along the property lines.

(c) Side and rear setbacks from adjacent residential zone boundaries:

- (1) If a designated OP zone abuts a residential district, the minimum side yard setback from the residential zone boundary shall be twenty (20) feet for buildings and structures twenty (20) feet or less in height. Buildings or structures over twenty (20) feet in height shall be setback an additional foot for each foot of height over twenty (20) feet. If the area of the side setback is used for parking or as a service area, a landscaped strip, not less than twenty (20) feet in width shall be maintained along the property lines.
- (2) The minimum rear setback from residential zone boundaries shall be forty (40) feet. A landscaped strip, not less than twenty (20) feet in width, shall be maintained along the rear property line to help mitigate potential impacts to adjacent residential uses. See Design Standards, Section 11-23-070 (1), (2) and (4).

(d) Minimum lot size: The minimum lot size for office professional use or development in the OP Zone shall be one half (½) acre.

(e) Lot width: The minimum lot width in an OP zone shall be one hundred (100) feet. For individual lots with a single use, one hundred (100) feet of frontage shall be provided on a fully improved public street.

(f) Maximum lot coverage: No more than forty percent (40%) of a lot in an OP zone shall be covered by buildings or structures.

11-23-070 Height Standards.

Buildings or structures in an OP Zone shall not exceed thirty (30) feet in height. No flat roofs shall be allowed on primary or accessory structures. Structures shall be limited to two (2) stories.

11-23-080 Design Standards.

All buildings, structures and other improvements in an OP zone shall comply with all applicable standards contained in Chapter 7 of this Title (Site Development Standards). At a minimum:

(a) All areas of a developed site not occupied by buildings, required parking, driveways, sidewalks, or service areas, shall be appropriately landscaped with lawn, trees, shrubs and other landscaping materials in accordance with an approved landscaping plan. A minimum of fifteen percent (15%) of the gross area of the site shall be landscaped. Gross area is interpreted as the total site area remaining after any required street dedication. The Planning Commission may also require an increase in landscaping as a condition of site plan approval where it determines that due to unusual parcel dimension, configuration, or topographic conditions, the minimum standard does not meet purpose and intent of the OP zone.

(b) Parking lots shall be provided with landscaping around the periphery and in islands and bays in the interior of the lot. If parking lots are oriented parallel to the street, a landscaped berm,

at least three (3) feet in height, shall be provided between the parking lot and sidewalk in order to help screen vehicles from view.

(c) Street trees shall be planted along the street frontage(s) of all sites and shall be spaced at not more than thirty (30) feet on center. The minimum caliper size for street trees shall be two (2) inches.

(d) In landscape buffers adjacent to residential zones, a mix of evergreen and deciduous trees shall be planted at a ratio of not less than one (1) tree for each three hundred (300) square feet of landscape area. For conditional uses, this requirement may be increased if, in the opinion of the Planning Commission, additional screening or buffering is necessary on a specific site.

(e) All uses located in the zone shall be conducted entirely within a fully enclosed building. There shall be no outside storage of materials or equipment, other than motor vehicles licensed for street use, except as specifically approved by the Planning Commission in conjunction with a conditional use application.

(f) Trash storage and dumpsters shall be located in an area convenient for pick-up and shall be screened from public view by a six (6) foot decorative brick, stone, or masonry capped wall and architecturally compatible and attractive gate. The Planning Commission may require a developer and/or property owner to paint (inside and outside) any block used in the construction of the wall.

(g) A masonry or architectural concrete wall or alternative visual barrier, or combination thereof, as approved by the Planning Commission, at least six (6) feet in height, shall be erected along all development boundaries adjoining a residential zone. The required wall shall be constructed prior to, or concurrently with, construction of the first building on the site.

(h) All utility transmission lines shall be placed underground. Transformers, meters and similar apparatus shall be at or below ground level and shall be screened from public view by a wall or fence, landscaping, earth berming, or special architectural treatment acceptable to the Planning Commission.

(i) All uses shall be free from objectionable or excessive odor, dust, smoke, noise, radiation or vibration.

Section 23-300 Amended, 11/6/91, Ord. 91-41

General Commercial Amended and Recodified as Chapter 15, 5/18/94, Ord. 94-21

Office, Professional (OP) Zone, enacted 06-20-2006, Ord 2006-38

Amended 11-23-030, Permitted Uses, 09/19/06, Ord. 2006-64